

Applicant requests a Variance under Section 2.16.030 from Section 20.18.410 B., Sign Regulations, R-4 zone district

The application is for a Variance under Section 2.16.030 from the sign regulations in the El Paso City Code, Section 20.18.410 B, to allow additional signage for El Maida Shrine.

A nonresidential use in a Residential zone district is permitted one identification sign, either a wall sign or a monument sign.

BACKGROUND

El Maida Shrine is requesting a new illuminated monument sign, 5 feet high, 20 square feet; however, they have an existing sign on a rock wall at the entry to the property. In addition, there is an ironwork Shriner symbol above the rock wall that is labeled as a sculpture on the plans, plus they have signage on their building. They want to keep existing signage and add the new monument sign. The plans indicate that the topography blocks the view of the building from the street. The applicant believes additional signage is needed to identify their property.

The applicant had requested a rezoning to C-4 (Regional Commercial District) last year, but the request was denied by City Council on April 25, 2011. An applicant who has been denied a rezoning can reapply after one year.

STAFF RECOMMENDATION

Staff recommends denial of the request for the additional sign because with their existing signage, the applicant is already exceeding signage allowances for a nonresidential use in the R-4 zone district. Staff recommends that the applicant apply for rezoning again to a zone district that would allow more signage than the R-4 zone district allows.

The Zoning Board of Adjustment is empowered under Section 2.16.030 to:

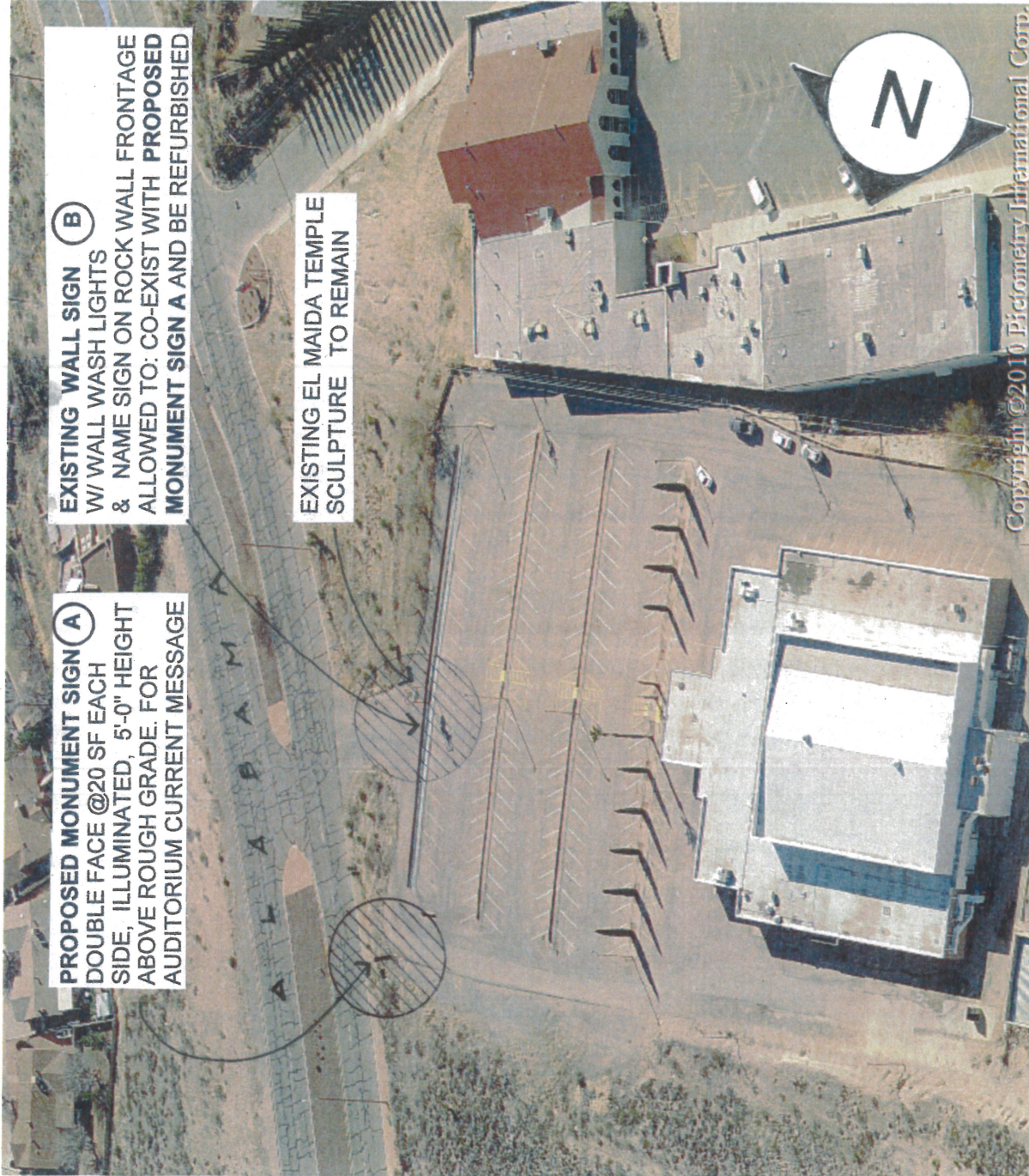
"Authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done."

The following questions should be carefully considered in order to grant a variance:

1. Is the variance consistent with public interest?
2. Is the need for the variance due to special conditions?
3. Would a literal enforcement of the ordinance create an unnecessary hardship?
4. Would the spirit of the ordinance be observed and substantial justice done if the variance is approved?

Definition of Unnecessary Hardship, Section 20.02.1128

"Unnecessary hardship" means a hardship by reason of exceptional shape of a lot, exceptional topographic conditions, or other exceptional physical conditions of a parcel of land. Unnecessary hardship shall not include personal or financial hardship or any other hardship that is self-imposed.



PROPOSED MONUMENT SIGN (A)
DOUBLE FACE @20 SF EACH
SIDE, ILLUMINATED, 5'-0" HEIGHT
ABOVE ROUGH GRADE. FOR
AUDITORIUM CURRENT MESSAGE

EXISTING WALL SIGN (B)
W/ WALL WASH LIGHTS
& NAME SIGN ON ROCK WALL FRONTAGE
ALLOWED TO: CO-EXIST WITH **PROPOSED**
MONUMENT SIGN A AND BE REFURBISHED

EXISTING EL MAIDA TEMPLE
SCULPTURE TO REMAIN

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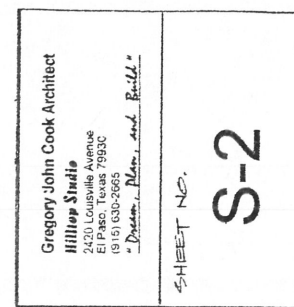
6331 ALABAMA
SHRINE AUDITORIUM

SUMMARY PAGE
TO EL PASO ZBA
VARIANCE TO: CODE 20.18.410 B

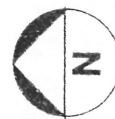
Gregory John Cook Architect
Hilltop Studio
2420 Louisville Avenue
El Paso, Texas 79930
(915) 630-2665
"Dream, Plan, and Build"

SHEET NO.

S-1



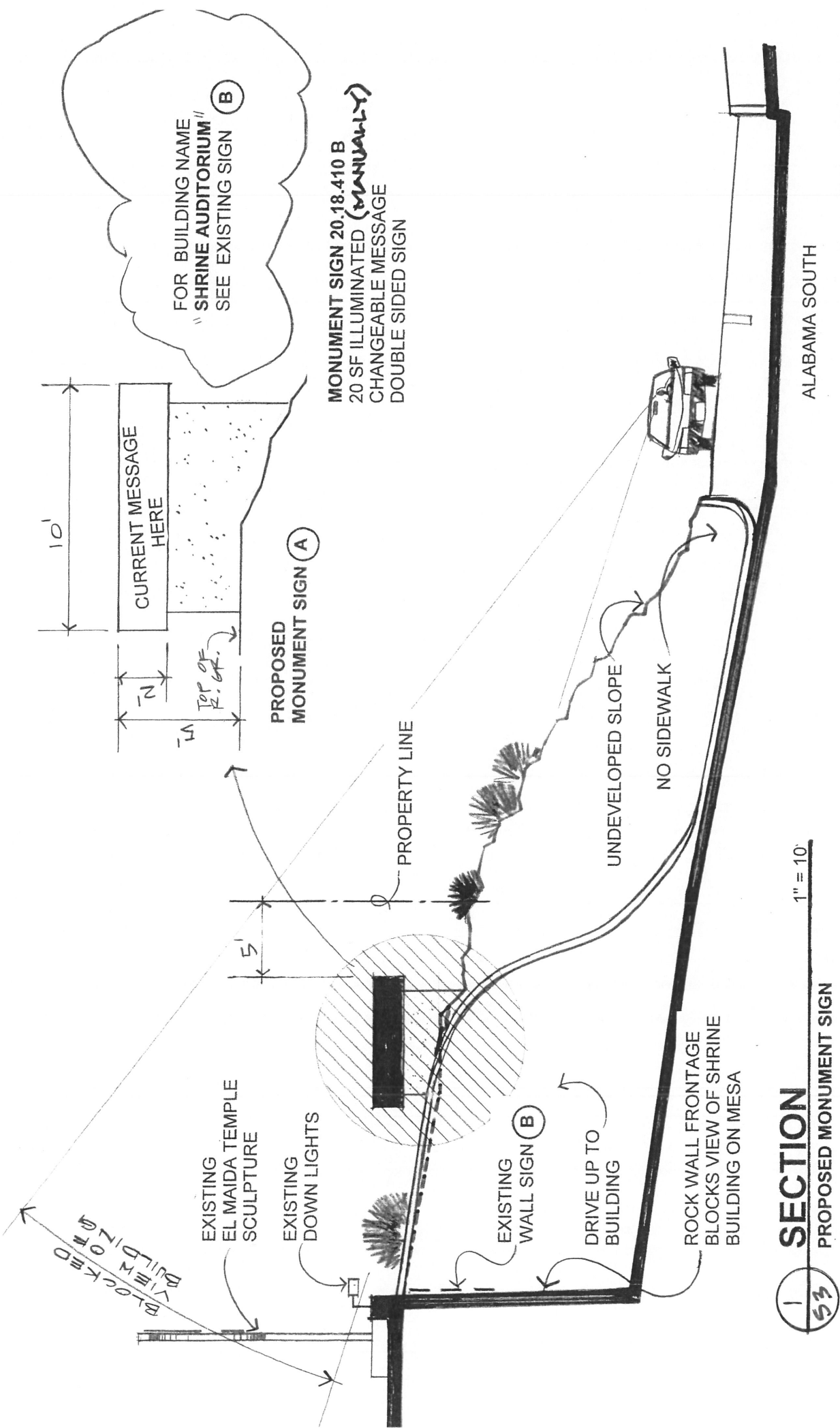
LEGAL DESCRIPTION
81 TSP 2 SEC 15 T & P
SURVEY TRACK 8

 $1'' = 60'$ 

6331 ALABAMA
SHRINE AUDITORIUM

SHEET NO.

2-5



<p>Gregory John Cook Architect Hilltop Studio 2420 Louisa Avenue El Paso, Texas 79930 (915) 630-2865 <i>"Design, Plan, and Build"</i></p>	<p>SHEET NO. S-3</p>
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6331 ALABAMA SHRINE AUDITORIUM

NOTE: TOPOGRAPHIC NEGATIVE AUDITORIUM IS NOT VISIBLE FROM ALABAMA APPROACH. THEREFORE

1. EXISTING WALL SIGN (B) IS NEEDED FOR IDENTITY

2. ROCK WALL FRONTAGE REPLACES AUDITORIUM FRONTAGE NOT VISIBLE FROM ALABAMA APPROACH.

EXISTING
EL MAIDA TEMPLE
SCULPTURE

EXISTING
DOWN LIGHTS

SHRINE
AUDITORIUM
6331

DOWN TO EXIT

UP TO BUILDING

UNDEVELOPED SLOPE

ALABAMA STREET LEVEL

SIMPLIFY NAME WITH NAME CHANGE FROM:

EL MAIDA
SHRINE AUDITORIUM
6331

TO:
SHRINE
AUDITORIUM
6331

SECTION

1" = 20'

EXISTING WALL SIGN

Gregory John Cook Architect
Hilltop Studio
2420 Louisville Avenue
El Paso, Texas 79930
(915) 630-2665
"Draw, Plan, and Build"

SHEET NO.

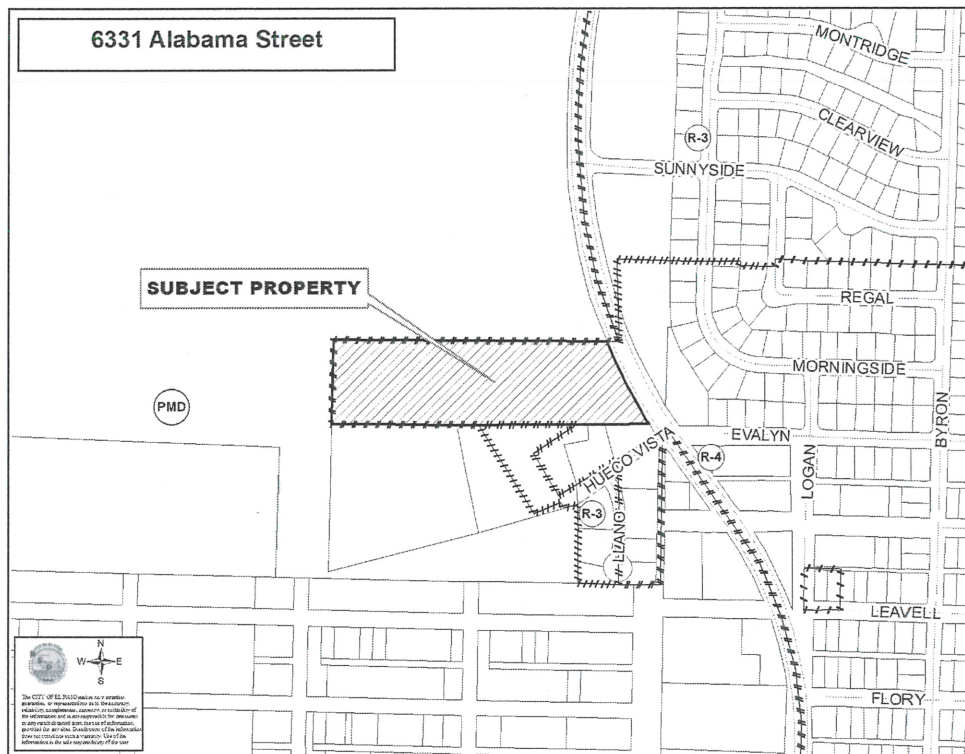
S-4

6331 ALABAMA
SHRINE AUDITORIUM

APPENDIX A: Findings – Variances

INQUIRY		FINDINGS
<p>Is the request for a variance owing to special condition inherent in the property itself?</p> <p>If yes, CONTINUE If no, STOP</p> <p style="text-align: center;">↓</p>		<p>The property is/has ... (e.g., odd-shaped, unusual topography, etc.)</p>
<p>Is the condition one unique to the property requesting the variance?</p> <p>If yes, CONTINUE If no, STOP</p> <p style="text-align: center;">↓</p>		<p>The condition is unique to this property.</p>
<p>Is the condition self-imposed or self-created?</p> <p>If yes, STOP If no, PROCEED</p> <p style="text-align: center;">↓</p>		<p>The condition necessitating the request was not created by the property owner.</p>
<p>Will the literal enforcement of the zoning ordinance result in an unnecessary hardship?</p> <p>If yes, CONTINUE If no, STOP</p> <p style="text-align: center;">↓</p>		<p>Strict enforcement of the zoning ordinance would impose a hardship above that suffered by the general public.</p>
<p>Will the hardship prevent any reasonable use whatsoever?</p> <p>If yes, CONTINUE If no, STOP</p> <p style="text-align: center;">↓</p>		<p>Without the grant of the requested variance, the property owner would be deprived of the right to use his property. Financial considerations alone cannot satisfy this requirement.</p>
<p>Would the grant of the variance be contrary to public interest?</p> <p>If yes, STOP If no, CONTINUE</p> <p style="text-align: center;">↓</p>		
<p>Is the request within the spirit of the ordinance and does it further substantial justice?</p> <p>If yes, CONTINUE If no, STOP</p> <p style="text-align: center;">↓</p>		

ZONING MAP



NOTIFICATION MAP

